STAFF REPORT

Application: Metes and Bounds Subdivision < 10 acres

Applicant: Steve & Rene Millner

Agenda #: 5.a

Background Information: The applicant is proposing to subdivide "Tract B-1" & "Tract B-2" from the subject parcel, PID 29120536, located North of Nagel Rd. The full legal descriptions of the subject property & proposed tracts are located on the Certificate of Survey, dated 6/23/25, provided within the application.

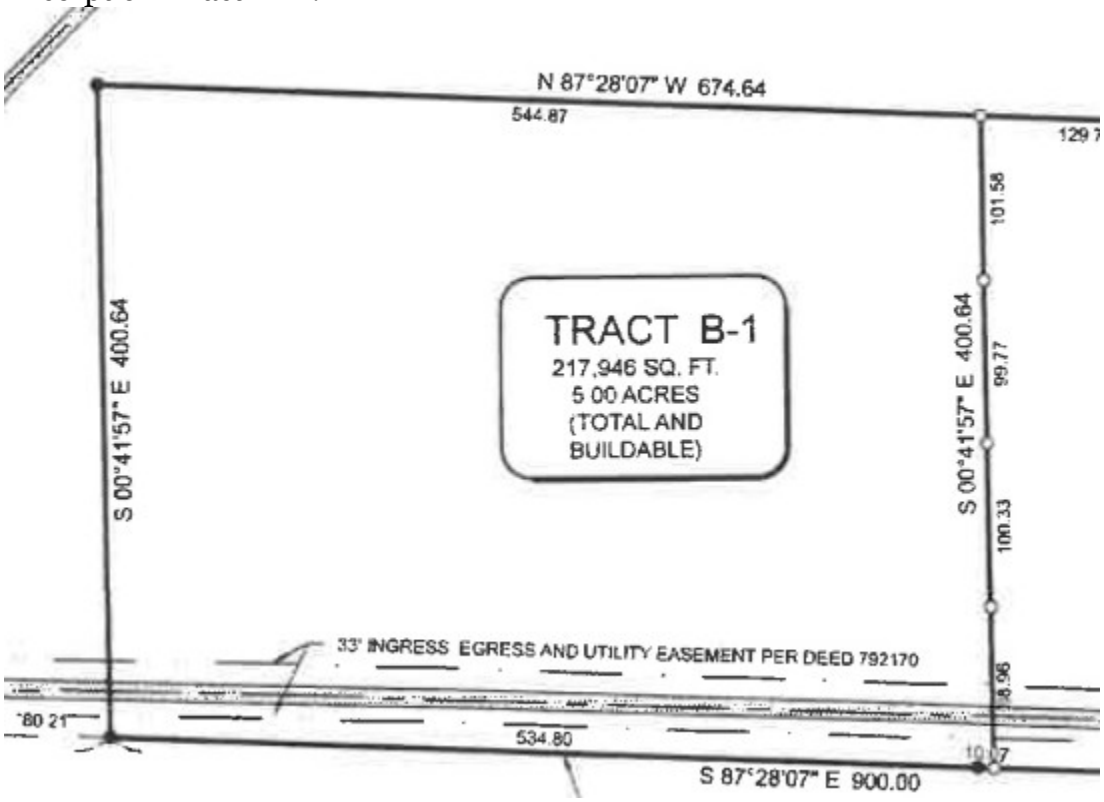
The subject property is approximately 10.02 acres and is zoned "Rural Residential".

The proposed "Tract B-1" as shown on the Certificate of Survey is 5.0 acres, or 217,946 square feet.

The proposed "Tract B-2" as shown on the Certificate of Survey is 5.01 acres, or 218,419 square feet.

Subject Parcel from Crow Wing County GIS:

Excerpt of “Tract B-1”:



Excerpt of “Tract B-2”:

Applicable Regulations:

Section 17-5.6 RURAL RESIDENTIAL (RR)

1. Purpose and Intent: To provide a zoning classification that allows for low-density residential development. Development in this zone is without municipal utility service and with only limited demand for accessibility. Rural Residential zoning should be used to preserve rural character.

2. Compatibility: The Rural Residential zone is compatible with and can be established adjacent to Forest Management and Agriculture zones, but may not be completely surrounded by those zones. The Rural Residential zone must be adjacent to land zoned Rural Residential, Transition Residential, Light Industrial or Commercial. The Rural Residential zone may be established next to the Shoreline Residential zone or the Water Resource zone.

3. Lot, Use and Density Requirements.

Lot Width - feet, minimum	200
Buildable Lot Area - acres, minimum	5
Setback, right-of-way, local streets - feet, minimum	50
Setback, right-of-way, collector and arterial streets - feet, minimum	50
Setback, side - feet, minimum	25
Setback, corner side - feet, minimum	40
Setback, sign - feet, minimum	1
Setback, wetland - feet, minimum	30
Maximum impervious coverage	15%
Maximum Building Height - feet	25
Maximum Flag Pole Height – feet…	30
Maximum animal unit per acre	0.5

4. Performance Standards. The following performance standards apply to all development in this zone:

   A. Outside Storage. Storage of a fish house and a recreational vehicle is allowed if stored not less than 10 feet distance from any property line and not within the OHW setback.

   B. Fences. Fences not exceeding 72 inches in height may be constructed. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road and in all cases not within the public right-

of-way. Materials shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick or smooth wire. Barbed or electrified wire is not to be used where frequent human contact is anticipated.

C. Vegetation Removal, Intensive. The submittal requirements and procedures contained in Section 5.4 "Forest Management (FM)", Subparts 4b and 4c shall be met and followed.

D. Establishment of Primary Use. Garages and storage sheds may be permitted in the Rural Residential zone without principle dwelling units. Properties with garages and storage sheds without a principal use shall have adequate buildable area for a principle dwelling unit, a sewer treatment system and a well. Applicants for garages or storage sheds on properties without principle dwelling units on parcels 5 acres in size or smaller shall submit a sewer design by a licensed designer for the future principle structure before obtaining a permit.

E. Accessory Structure[1]. A permit shall not be required for up to two accessory structures totaling no more than 160 square feet. Ground-mounted solar panel installations shall not count against this limit.

Section 17-9.2 PRELIMINARY PLAT, PRELIMINARY COMMON INTEREST COMMUNITY PLAT, PRELIMINARY CONDOMINIUM PLAT OR METES AND BOUNDS SUBDIVISION RESULTING IN AT LEAST ONE PARCEL LESS THAN 10 ACRES.

A Preliminary Plat, Preliminary Common Interest Community Plat, Preliminary Condominium Plat, or Metes and Bounds Subdivision resulting in at least one parcel less than 10 acres shall contain the following data: (except as waived in advance by the Planning Commission); along with other reasonable information required by the Commission needed to make a proper evaluation of the proposal:

1. Existing Conditions.

A. Boundary lines with lengths and bearings drawn to exact scale of no less than 1" = 100' taken from a boundary survey by a Licensed Land Surveyor with the legal description of the property, total acreage, name of the fee owner, developer and surveyor. North arrow and scale.

[1] Amended 2/5/2024

B. Topography consisting of 2-foot contour intervals, or, at the discretion of the Planning Commission during the sketch plan review, 10-foot contour intervals taken from USGS mapping with additional field determined spot elevations added to define drainageways, 100 year floodplains, wetlands, slopes and the Ordinary High Water Mark. Near shore aquatic conditions, including depths, types of bottom, sediments and aquatic vegetation.

C. Tree cover limits, specimen tree locations.

D. Soils as determined by hand borings on a random basis, to determine depth to ground water at lower elevations and suitability for sewage treatment systems. At least one boring for each unit unless waived by the Planning Commission.

E. Location of adjoining streets, wetlands, structures and property lines within 200-feet of subject parcel, including acreage of any property owned by the developer not included in the preliminary plat.

F. Significant historical sites.

G. Significant wildlife habitat areas.

H. Endangered, threatened, rare or critical species, both flora and fauna.

I. Date of boundary survey, topography and proposed plat.

J. Layout of existing streets, walkways, driveways, blocks, lots, and structures drawn to the same scale.

K. Locations of existing wells and sewage treatment systems.

L. Location by Section, Town, & Range with small scale sketch showing location within the city.

M. The existing zoning classification and the zoning classification of adjacent parcels.

2. <u>Proposed Design</u>

A. Layout of proposed streets, walkways, driveways, blocks, lots, buildings if known, drawn to same scale as existing data.

B. Dimensions scaled to nearest 5 feet of all lot lines, street widths, easement widths and lakeshore lengths.

C. Buildable areas of proposed lots.

D. Structure setback lines from streets, lot lines and Ordinary High Water Mark and a designation of the buildable area on the parcel.

E. Proposed Green Space with area shown.

F. Proposed public dedication areas other than streets or walkways with the area shown.

G. Proposed City sewer or water system connections and extensions existing and proposed with grades shown.

H. Potential locations and estimated depth to water table for all proposed onsite sewage disposal systems, two per lot.

I. Information regarding adequacy of domestic water supply,

J. Proposed storm drainage system and erosion control, both during and after construction activities.

K. Proposed street standards and profiles.

L. Potential principal structure and accessory structure locations and elevations.

M. Extent of anticipated vegetation and topographic alterations.

N. Proposed covenants.

O. Name of subdivision and proposed street names, which shall not duplicate or be alike another plat previously recorded.

P. Stages of development proposed.

3. Evidence of Authority to subdivide the parcel consisting of fee ownership or written concurrence of fee owners.

4. Cost/Benefit Analysis. An analysis of the ongoing cost to the

City to provide services and maintenance to the development shall be prepared. This cost shall be compared to the estimated increased valuation of the property and the corresponding tax revenue. The development shall not be approved if public subsidy is required for ongoing services and maintenance.

Section 17-11.9 SUBDIVISIONS

1. Metes and Bounds Subdivision Approval, Subdivisions less than 10 acres in size or less than 500 feet in width.

A. Where appropriate, under the provisions of this Chapter, the subdivider shall submit documents containing the essential information of a proposed plat or plan and including dimensions computed to one hundredth (1/100th) of a foot and bearing computed to equivalent accuracy to the Planning Commission for approval.

B. The review of the Planning Commission need not include a public hearing.

C. The subdivider shall submit 9 copies of his proposal to the Zoning Administrator 30 days prior to the normal Planning Commission meeting and pay the corresponding fee.

D. The Zoning Administrator shall review the proposed lot split for compliance with the Zoning Chapter including a field review at his discretion.

E. The Planning Commission shall decide on the subdivision within the required time based on the resulting lots complying with this Chapter, the feasibility of the resulting lots for their intended purpose, and the provision for access to adjacent properties. Conditions may be attached to an approval requiring appropriate improvements. No more than one (1) split into two (2) parcels shall be allowed in a three (3) year period of time.

F. The decision of the Planning Commission may be appealed to the City Council.

G. The resulting land descriptions shall be prepared and signed by a Licensed Land Surveyor and shall comply with all provisions of this Chapter.

H. Failure of the subdivider to act after an approval of a Metes and Bounds subdivision within one (1) year shall void the approval unless extended by the Planning Commission. A second extension shall require a new review by the Planning Commission.

Staff Findings: Staff provides the following findings of fact for consideration:

1. The metes and bounds subdivision request is to split the subject parcel, PID 29120536, into proposed "Tract B-1" & "Tract B-2."
2. The subject parcel is owned by Steven J & Rene A Millner, who are the applicants for this Metes & Bounds subdivision.
3. The subject property is approximately 10.02 acres and is zoned "Rural Residential." The full legal description of the subject property is detailed on the Certificate of Survey submitted with the application.
4. Proposed "Tract B-1" is shown on the Certificate of Survey as 5.0 acres, or 217,946 square feet, denoted as "total and buildable."
5. Proposed "Tract B-2" is shown on the Certificate of Survey as 5.01 acres, or 218,419 square feet, denoted as "total and buildable."
6. The subject parcel is accessed via Nagel Rd.
7. Proposed "Tract B-1" contains a proposed easement along the Southern side of the parcel for access off Nagel Rd.
8. Proposed "Tract B-2" contains a proposed easement along the Southern side of the parcel for access off Nagel Rd.
9. The subject parcel is described on the COS as "vacant, with no improvements."
10. The lot widths of the proposed parcels meet the minimum requirements of the Rural Residential zone.
11. The proposed lot configurations meet the minimum buildable area requirements of the Rural Residential zone.
12. The property is suitable in its natural state for the intended purpose and this lot split would not be harmful to the health, safety, or welfare of future residents or of the community.
13. The applicant is not proposing any provisions for water-based recreation.
14. The proposed lot layout meets the requirements of the ordinance.
15. Each of the proposed parcels have proposed dedicated easement and access to their parcels as described on the Certificate of Survey & existing recorded documents denoted on the Certificate of Survey.
16. The subject property meets the requirements of the code for stormwater management.
17. There are no public streets proposed within the development.
18. The applicants submitted relevant SSTS documentation in the form of two (2) site suitabilities for proposed "Tract B-1" & "Tract B-2", approved on 6/24/25 for future development of private septic system designs.

19. The Certificate of Survey provided with the Metes and Bounds subdivision application was prepared by Patrick A. Trottier, PLS#41002 of Stonemark Land Surveying, Inc and was submitted to the City on 6/25/2025.
20. This subdivision request is consistent with the Comprehensive Plan for the City of Pequot Lakes, specifically on page 5 which outlines the "Community Character" objectives of the 2018 Comprehensive Plan with consideration to "Sense-of-place" & the "small town feel" of the City.
21. This subdivision request is consistent with the Future Land Use Map for the City of Pequot Lakes, which shows the subject parcel identified as "Rural Residential."

Planning Commission Direction: The Planning Commission can approve the metes and bounds subdivision, deny the metes and bounds subdivision, or table the request if additional information is needed. If the motion is for approval or denial, findings of fact should be cited.

Staff Recommendation: The proposed parcels meet the minimum requirements of the Rural Residential Zone. Staff recommends the application be approved with no suggested conditions of approval.

RECEIVED
JUN 25 2025
By

$300 pd

APP # MB25-03
SF # _____
Date _____
DWSMA _____

*Goes to PC 7/28 for Review

CITY OF PEQUOT LAKES
SUBDIVISION/REZONING APPLICATION

Name of Applicant Rene + Steve Millner Phone 218-343-5460

Mailing Address 12175 Ginseng Patch Rd. Email sjmillner@yahoo.com

City, State, Zip Crosslake, MN 56442

Applicant is:
Legal Owner X
Contract Buyer ( )
Option Holder ( )
Agent ( )
Other _____

Title Holder of Property:
_____
(Name)
_____
(Address)

Signature of Owner, authorizing application: Rene Millner
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:

Nagel Rd.

Parcel ID No. 29120536 Zoning District RR

Nature of request (select only one):

Preliminary Plat( )
Final Plat ( )
Metes and Bounds (X)
Rezoning ( )

Dividing the 10 acre parcel into two 5 acre parcels.
New survey completed.

Crow Wing County Environmental Services
Site Suitability Form
Article 3.2.F

RECEIVED
By Traci Pederson at 7:33 am, Jun 18, 2025

Property Owner	Steve & Rene Millner	Date	6/13/2025
Mailing Address:	12175 Ginseng Patch Rd		
City/State/Zip:	Crosslake, MN 56472		
Home Phone Number:		Cell:	218-343-5460
Site Address:	TBD		
City/State/Zip:	Pequot Lakes, MN 56472		
Legal Description:	TRACT B-1		
Sec. 12	Twp: 136	Range: 29	Township Name: Pequot Lakes
Parcel Number:	29120536 (Parent Parcel)		
Lake/ River:		Lake/River Classification:	

Description of Soil Treatment Areas

	(Proposed) Site #1				(Alternate) Site #2			
Disturbed Areas	Yes		No	X	Yes		No	X
Compacted Areas	Yes		No	X	Yes		No	X
Flooding	Yes		No	X	Yes		No	X
Run on Potential	Yes		No	X	Yes		No	X
Limiting Layer Depth	SB1	+42"	SB2		SB1	+40"	SB2	
Slope % and Direction		0%				0%		
Soil Texture		SL/S				SL/S		
Soil Sizing Factor		1.27/.83				1.27/.83		
Landscape Position		Flat				Flat		
Vegetation Types		Wooded				Wooded		

Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

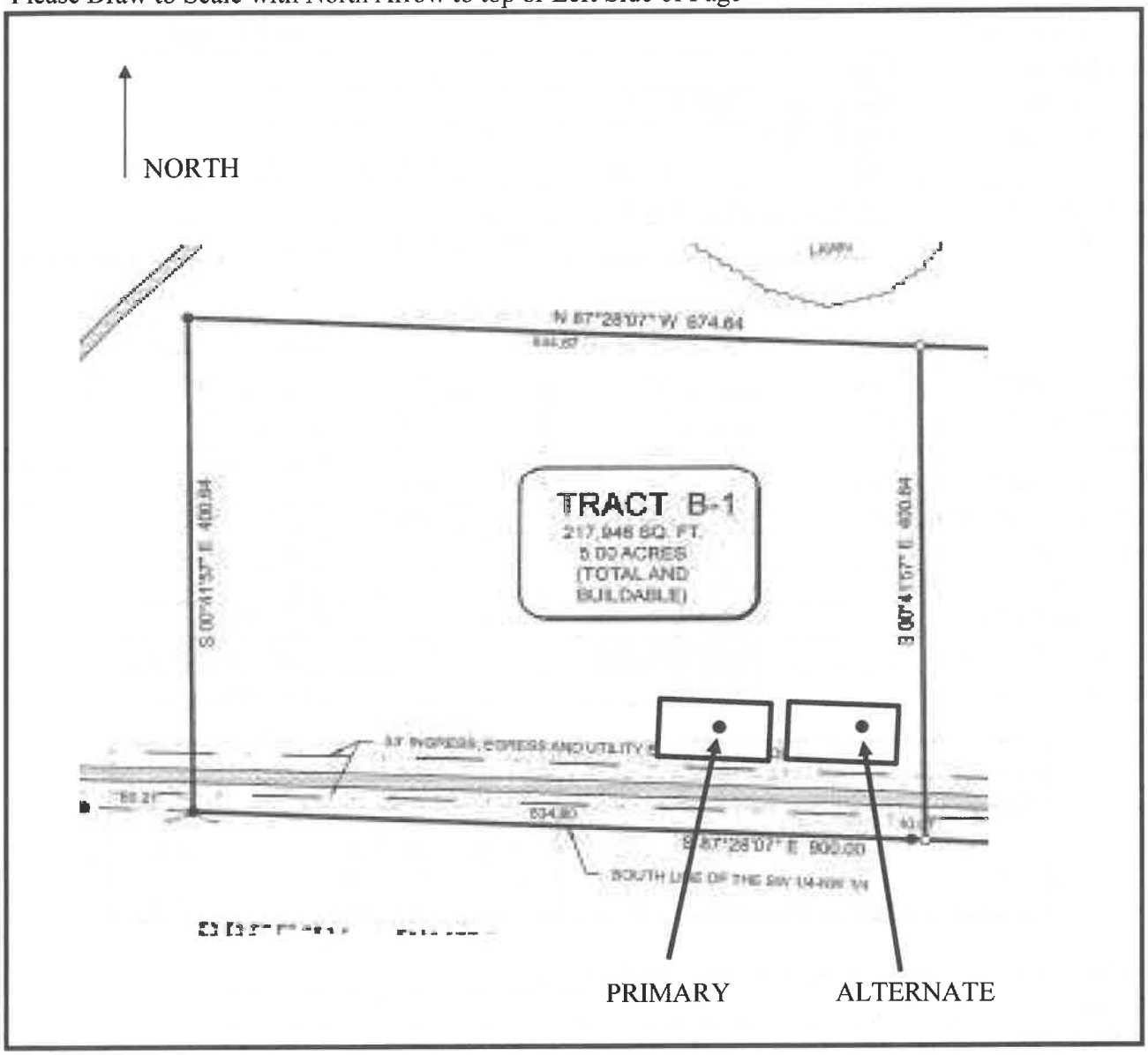
Print Designer Name and License Number: Martin Joyce 2129
Address:
City/State/Zip:
Home Phone Number: Cell: 218-820-2621
E-Mail Address: joycem@brainerd.net

Designer Signature: Martin Joyce Date: 6/13/2025
Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Soil information is not intended for final septic design.

Crow Wing County Environmental Services
Site Sketch for Site Suitability

Property Owner: Steve & Rene Millner Date: 6/13/2025

Please Draw to Scale with North Arrow to top or Left Side of Page



Show Existing or Proposed:

Water Wells within 100 ft. of drainfield Water lines within 10 ft. of drainfield
All Drainfield Areas and Boring Locations Disturbed/Compacted Areas Component Location
OHW as Needed Lot Easements Access Route for Tank Maintenance
Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: TRACT B-1
Parcel Number: 29120536 (Parent Parcel)

Designer Signature: Mark Bayer Date: 6/13/2025
License Number: 2129

Crow Wing County Environmental Services

Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Steve & Rene Millner Date: 6/13/2025

* Record depths of all horizons.
* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
* Include all Chroma and Hue values in boring log.

1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 12"	Sandy Loam	10YR 4/3
12" - 36"	Loamy Sand	10YR 5/6
36" hit rock		

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 12"	Sandy Loam	10YR 4/3
12" - 30"	Loamy Sand	10YR 5/6
30" stopped boring		

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

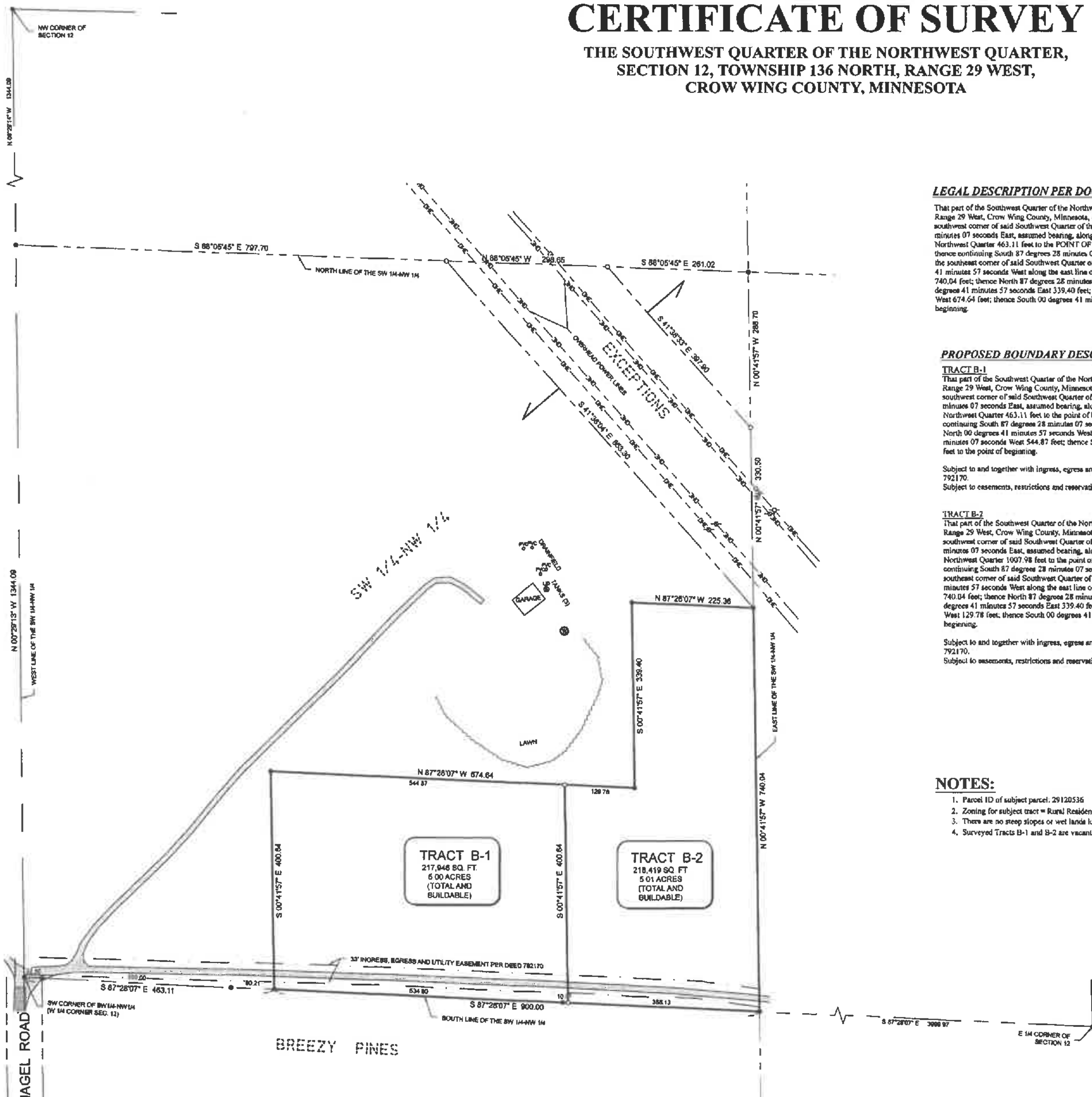
Legal Description: TRACT B-2

Parcel Number: 29120536 (Parent Parcel)

Designer Signature: Mark Bergin Date: 6/13/2025

CERTIFICATE OF SURVEY

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 12, TOWNSHIP 136 NORTH, RANGE 29 WEST, CROW WING COUNTY, MINNESOTA



LEGAL DESCRIPTION PER DOCUMENT NUMBER 985230

That part of the Southwest Quarter of the Northwest Quarter, Section 12, Township 136 North, Range 29 West, Crow Wing County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence South 87 degrees 28 minutes 07 seconds East, assumed bearing, along the south line of said Southwest Quarter of the Northwest Quarter 463.11 feet to the POINT OF BEGINNING of the tract to be herein described; thence continuing South 87 degrees 28 minutes 07 seconds East along said south line 900.00 feet to the southeast corner of said Southwest Quarter of the Northwest Quarter; thence North 00 degrees 41 minutes 57 seconds West along the east line of said Southwest Quarter of the Northwest Quarter 740.04 feet; thence North 87 degrees 28 minutes 07 seconds West 225.36 feet; thence South 00 degrees 41 minutes 57 seconds East 339.40 feet; thence North 87 degrees 28 minutes 07 seconds West 674.64 feet; thence South 00 degrees 41 minutes 57 seconds East 400.64 feet to the point of beginning.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT B-1

That part of the Southwest Quarter of the Northwest Quarter, Section 12, Township 136 North, Range 29 West, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence South 87 degrees 28 minutes 07 seconds East, assumed bearing, along the south line of said Southwest Quarter of the Northwest Quarter 463.11 feet to the point of beginning of the tract to be herein described; thence continuing South 87 degrees 28 minutes 07 seconds East along said south line 544.87 feet; thence North 00 degrees 41 minutes 57 seconds West along 400.64 feet; thence North 87 degrees 28 minutes 07 seconds West 544.87 feet; thence South 00 degrees 41 minutes 57 seconds East 400.64 feet to the point of beginning.

Subject to and together with ingress, egress and utility easement as recorded in Document Number 792170.
Subject to easements, restrictions and reservations of record.

TRACT B-2

That part of the Southwest Quarter of the Northwest Quarter, Section 12, Township 136 North, Range 29 West, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence South 87 degrees 28 minutes 07 seconds East, assumed bearing, along the south line of said Southwest Quarter of the Northwest Quarter 1007.98 feet to the point of beginning of the tract to be herein described; thence continuing South 87 degrees 28 minutes 07 seconds East along said south line 355.13 feet to the southeast corner of said Southwest Quarter of the Northwest Quarter; thence North 00 degrees 41 minutes 57 seconds West along the east line of said Southwest Quarter of the Northwest Quarter 740.04 feet; thence North 87 degrees 28 minutes 07 seconds West 225.36 feet; thence South 00 degrees 41 minutes 57 seconds East 339.40 feet; thence North 87 degrees 28 minutes 07 seconds West 129.78 feet; thence South 00 degrees 41 minutes 57 seconds East 400.64 feet to the point of beginning.

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LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF TREE LINE
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SW 1/4 - NW 1/4 TO HAVE AN ASSUMED BEARING OF S 87°28'07" E.

NOTES:

1. Parcel ID of subject parcel: 29120536
2. Zoning for subject tract = Rural Residential (RR)
3. There are no steep slopes or wet lands located within surveyed property.
4. Surveyed Tracts B-1 and B-2 are vacant with no improvements other than shown.

N

100 0 100 200
SCALE IN FEET

CERTIFICATE OF SURVEY
Steven and Rene Millner
12175 Ginseng Patch Road
Crosslake, MN 56442

SHEET 1 OF 1

PROJECT MANAGER:	PROJECT No.:	DATE:
PAT	25121	5-22-2025
CHECKED BY: CMH	FILE NAME: C25121.dwg	SCALE: HORZ. 1" = 100'
DRAWN BY: PAT/RJF	FIELD BOOK: BOOK PG.	VERT.

REVISIONS: DATE | DESCRIPTION | BY

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

REVIEW COPY

DATE: LIC. NO.

STONEMARK LAND SURVEYING, INC.
30206 Rasmussen Road
Suite 1
P.O. Box 874
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com

Traci Pederson

From: Greg Kossan <gregkossan@gmail.com>
Sent: Tuesday, June 24, 2025 10:31 AM
To: Traci Pederson
Subject: Re: FW: PID #29120536 Site Suitabilities

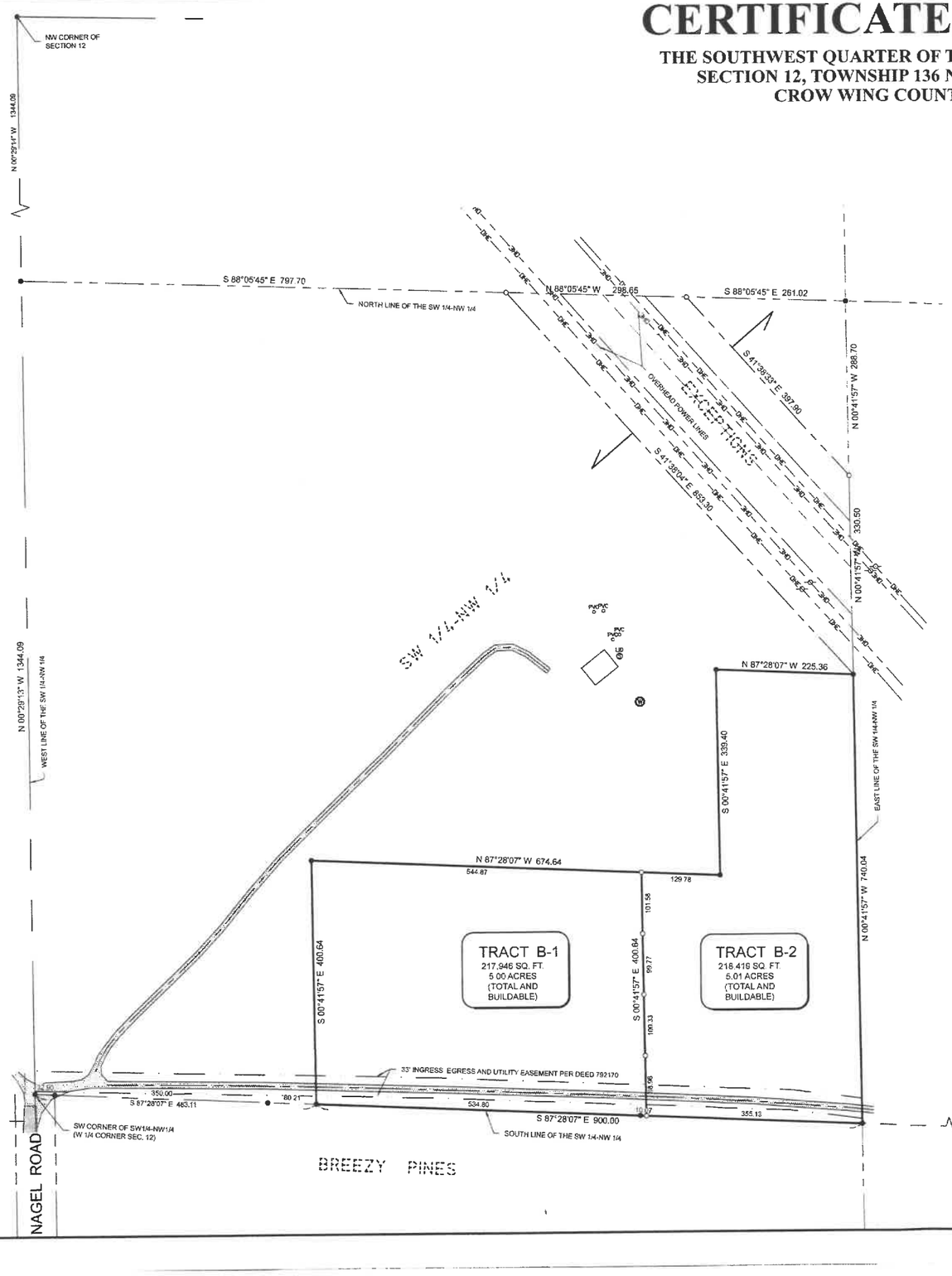
Steve Milner site suitability approved, Greg Kossan

On Wed, Jun 18, 2025 at 7:38 AM Traci Pederson <tpederson@pequotlakes-mn.gov> wrote:

> Please review the site suitability for the two proposed tracts, let me know if approved/denied.
>
> Again, not sure if these are going to Greg for approvals, or Andy...please let me know.
>
> Thank you.
>
> Traci Pederson
>
> Zoning Administrator
>
> City of Pequot Lakes
>
> 4638 Main Street
> Pequot Lakes, MN 56472
> Phone: (218) 568-2354
> Fax: (218) 568-5860
>
> Office Hours: 8:00 am - 4:00 pm
> tpederson@pequotlakes-mn.gov
> www.pequotlakes-mn.gov
>
> **From:** Martin Joyce <joycem@brainerd.net>
> **Sent:** Friday, June 13, 2025 4:16 PM

CERTIFICATE OF SURVEY

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 12, TOWNSHIP 136 NORTH, RANGE 29 WEST, CROW WING COUNTY, MINNESOTA



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Subject to easements, restrictions and reservations of record.

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Subject to easements, restrictions and reservations of record.

NOTES:

1. Parcel ID of subject parcel: 29120536
2. Zoning for subject tract = Rural Residential (RR)
3. There are no steep slopes or wet lands located within surveyed property.
4. Surveyed Tracts B-1 and B-2 are vacant with no improvements other than shown.

LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF TREE LINE
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- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SW 1/4 - NW 1/4 TO HAVE AN ASSUMED BEARING OF S 87°28'07" E.

N

100 0 100 200
SCALE IN FEET

30206 Ratmussen Road
Suite 1
P. O. Box 874
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

PATRICK A. TROTTIER PLS #41002 — DATE: 6-23-2025 — LIC. NO.

REVISIONS			
DESCRIPTION	BY	DATE	

DATE: 6-23-2025
SCALE: 1" = 100'
JOB#: 25121
VER.:

PROJECT No.: 25121
FILE NAME: C25121.dwg
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PROJECT MANAGER: PAT
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